Baltimore County, Maryland Environmental Protection & Sustainability (EPS)

CBCA Permit Process Limited Development Area

- 1. Determine the Land Use Classification (IDA / LDA / RCA)
- Compute Lot Coverage Areas 2.
- Measure Forest and Clearing Areas 3.
- 4. Prepare Buffer Management Plan
- Prepare Site Plan 5.
- **Building Permit Application** 6.

Lot Coverage is any area occupied by a structure or covered with paving material. Examples include roofs, sidewalks, impervious decks, driveways, concrete pads, pools, gravel, pavers, and oyster shells.

Forest is a biological community dominated by trees and other woody plants covering a land area.

Developed Woodland is an area which predominately contains trees and natural vegetation, that is scattered with residential, commercial, industrial, institutional, or recreational development.

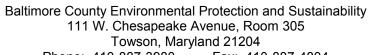
Lot Coverage Worksheet				
<u>Existing</u>	<u>Conditions</u>	Proposed Conditions		
HouseShedsPoolsDrivewaysSidewalksPatiosOther	square feet	House Sheds Pools Driveways Sidewalks Patios Other	square feet	
TOTAL _	square feet	TOTAL	square feet	

LDA and RCA Classifications

The Critical Area regulations designate "grandfathered lots" as those that were in existence on December 1, 1985. "Grandfathering" allows residential lots that were subdivided prior to the Critical Area regulations to be developed under different lot coverage limits. This pertains to:

Lot Coverage Limits	
25% + 500 sq. ft. 31.25%	
5,445 sq. ft. 15% of parcel / lot	





Phone: 410-887-3980 Fax: 410-887-4804 www.baltimorecountymd.gov/agencies/eps

